



## SUPPLEMENTAL APPLICATION FOR PLANNED UNIT DEVELOPMENTS (PUD)

Liberty Lake Planning & Building Services  
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**A PRE-APPLICATION CONFERENCE IS REQUIRED PRIOR TO SUBMITTAL OF THIS APPLICATION. TO SCHEDULE A PRE-APPLICATION CONFERENCE, PLEASE CONTACT PLANNING & BUILDING SERVICES.**

**THIS IS A SUPPLEMENTAL APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD) OVERLAYS. THIS APPLICATION MUST BE ACCOMPANIED BY A COMPLETED PRELIMINARY PLAT/ SHORT PLAT/ BINDING SITE PLAN APPLICATION AND THE REQUIRED SUBMITTALS.**

PUD's implement the goals and policies of the City of Liberty Lake Comprehensive Plan by promoting creativity in site layout and design, allowing flexibility in the application of the standards for residential and mixed use development in order to protect and enhance environmental features, encouraging the development of affordable housing, and providing other public benefits. City Development Code, Article 10-4E (Planned Unit Developments) provides performance criteria to encourage flexibility in the choice of the types of living units available to the public through the planned unit development (PUD) process. More specifically, the purpose of the article is to:

1. Encourage innovative planning that results in more mixed use development, improved protection of open spaces, and greater housing and transportation options;
2. Encourage developments that recognize the relationship between buildings, their use, open space, and transportation options, providing varied opportunities for innovative and diversified living environments;
3. Facilitate the efficient use of land;
4. Promote an economic arrangement of land use, buildings, circulation systems, open space, and utilities;
5. Preserve to the greatest extent possible the existing landscape features and amenities, that may not otherwise be protected through conventional development;
6. Encourage energy conservation and improved air and water quality.

The planned unit development (PUD) designation is an overlay zone which may be applied over any of the City's residential or mixed use zoning districts. PUD applications are reviewed concurrently with preliminary subdivision plat(s), short subdivision plats, or binding site plans.

### **GENERAL SUBMISSION REQUIREMENTS (CITY DEVELOPMENT CODE, ARTICLE 10-4E-7)**

What are the planning objectives to be achieved by the planned unit development through the particular approach proposed? The answer should include a description of the character of the proposed development and the rationale behind the assumptions and choices made.

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What is the proposed development schedule? Please indicate the approximate dates when construction of the PUD and its various phases are expected to be initiated and completed.

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Do you plan to sell or lease all or any portions of the PUD in the future?

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**ALLOWED USES (CITY DEVELOPMENT CODE, ARTICLE 10-4E-4)**

If your PUD is proposed to be located in a residential zone (R-1, R-2, or R-3), do you propose to provide a recreational vehicle storage area for use by PUD residents? ☐ YES ☐ NO

If Yes, List the location and proposed landscape screening: \_\_\_\_\_

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**APPLICABILITY OF ZONING DISTRICT STANDARDS (CITY DEVELOPMENT CODE, ARTICLE 10-4E-5)**

PUD's are allowed up to a 5% increase in the lot coverage from the underlying zone. Do you plan to utilize increased lot coverage standards? ☐ YES ☐ NO

If Yes, What is the proposed % increase: \_\_\_\_\_

What is the proposed total lot / building coverage %: \_\_\_\_\_

PUD's are allowed up to vary from the setback requirements of the underlying zone. Do you plan to vary from the setback requirements? ☐ YES ☐ NO

If Yes, What are the proposed setbacks:

Structures on the perimeter of the project - Front Yard Setbacks: \_\_\_\_\_

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Structures on the perimeter of the project - Rear Yard Setbacks: \_\_\_\_\_

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Structures on the interior of the project - Front Yard Setbacks: \_\_\_\_\_

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Structures on the interior of the project - Rear Yard Setbacks: \_\_\_\_\_

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Side Yard Setbacks: \_\_\_\_\_

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**PRELIMINARY PUD APPROVAL CRITERIA (CITY DEVELOPMENT CODE, ARTICLE 10-4E-8)**

Does your PUD proposal comply with all relevant portions of the City Comprehensive Plan? ☐ YES ☐ NO

If No, Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Does your PUD proposal comply with the provisions of City Development Code, Article 10-4E (Planned Unit Developments) ? ☐ YES ☐ NO

If No, Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Does your PUD proposal comply with the provisions of City Development Code, Article 10-4D (Land Divisions and Boundary Line Adjustments)? ☐ YES ☐ NO

If No, Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Does your PUD proposal comply with the provisions of City Development Code, Chapter 2 (Zoning) for your proposed location? ☐ YES ☐ NO

If No, Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The City may authorize a density bonus above the density allowed by City Development Code Chapter 2, as an incentive to increase or enhance open space, protect critical areas, provide unique architectural character, and or accomplish other purposes of the zone. The density bonus shall not result in the allowable density exceeding 10 percent of the allowable density in Chapter 2. The criteria below shall be used in granting density bonuses. The percentage of density bonus granted shall be proportional to the land area used to meet the criteria below.

Are you applying for a density bonus for your PUD? ☐ YES ☐ NO

If Yes, Explain what density bonuses you are requesting (see City Development Code, Article 10-4E-8, subsection D, for more information:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Does your PUD proposal contain common open space?

☐ YES ☐ NO

If Yes, Explain how it will be conveyed: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Note: Special studies prepared by qualified professionals may be required by the Community Development Director to determine potential traffic, geologic, noise, environmental, natural resource and other impacts, and required mitigation.**

**PUD APPLICATIONS MUST INCLUDE:**

- **Conceptual site plan** - may be combined with other required maps or plans outlined in City Development Code Article 10-4D provided that the general land use, building envelopes, circulation, open space, utility connections, and other information necessary to convey the PUD concept are included (see the Preliminary Plat, Short Plat, or BSP Application - Part 2 for specific PUD Site Plan requirements);
- **Grading concept** (for hillside or sloping properties, or where extensive grading is anticipated); and
- **Sign concept** (e.g., locations, general size, style, and materials of signs).

I, THE UNDERSIGNED, SWEAR OR AFFIRM UNDER PENALTY OF PERJURY THAT THE ABOVE RESPONSES ARE MADE TRUTHFULLY AND TO THE BEST OF MY KNOWLEDGE. I FURTHER SWEAR OR AFFIRM THAT I AM THE OWNER OF RECORD OF THE AREA PROPOSED FOR THE PREVIOUSLY IDENTIFIED LAND USE ACTION, OR, IF NOT THE OWNER. ATTACHED HERewith IS WRITTEN PERMISSION FROM THE OWNER AUTHORIZING MY ACTIONS ON HIS/HER BEHALF.

PRINTED NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

SIGNATURE OF APPLICANT OR REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF WASHINGTON     )  
  ) ss:  
CITY OF LIBERTY LAKE     )

Notary: Signed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of Washington

Residing at: \_\_\_\_\_

My Appointment Expires: \_\_\_\_\_

**THIS APPLICATION AND ALL SUPPORTING MATERIAL REQUIRED BY THE CITY MUST BE SUBMITTED AT THE TIME OF APPLICATION IN ORDER FOR THE APPLICATION TO BE COMPLETE.**

ASSOCIATED PLAT, SP, OR BSP FILE NUMBER & NAME: \_\_\_\_\_